

**Subject:** Re: 1330 Pico Blvd GPA Motion @ PLUM Cmte Next Tues  
**From:** Roberto Mejia <roberto.mejia@lacity.org>  
**Date:** 12/9/19, 12:32 PM  
**To:** Gerald Gubatan <gerald.gubatan@lacity.org>

Hi Gerald:

I would include the following as part of the clause:

"BE AMENDED to revise recommendation #2 only as noted below,  
with all three additional recommendations to remain unchanged "

On Mon, Dec 9, 2019 at 12:23 PM Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Roberto:

DCP staff have requested that Item No. 11 on Tuesday's PLUM Committee Agenda be amended with the language as noted below. I took the liberty of putting together a draft amendment in writing; see attached.

Would you kindly review and put into proper format or edit as appropriate. I think it is always better to have any amendment submitted in writing so it is clear.

Appreciate it, ggg

Gerald G. Gubatan  
Senior Planning Deputy  
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----- Forwarded message -----

**From:** **Johnny Le** <[johnny.le@lacity.org](mailto:johnny.le@lacity.org)>  
**Date:** Mon, Dec 9, 2019 at 12:05 PM  
**Subject:** Re: 1330 Pico Blvd GPA Motion @ PLUM Cmte Next Tues  
**To:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Cc:** Milena Zasadzien <[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)>

Hi Gerald,

Here is the language.

See underlined and bolded language below to Sept 4, 2019 amendment to the previous Motion.

The Westlake Community Plan requires that all sites with a "Regional Center Commercial" land use designation be subjected to Footnote No. 2 of the Community Plan, which restricts those sites to a Height District 2.

In order to effectuate the resolution for the General Plan Amendment to allow the site to have a floor-area-ratio of 6.5:1 and for the project to have a Height District 4, the site located at 1330 West Pico Boulevard and 1308-1346 South Albany Street would need to be exempted from Footnote No. 2 of the Community Plan. (*DCP justification*)

I therefore move that the proposed motion on September 4, 2019, be updated to include the following language:

2. Instruct the Planning Department to prepare a resolution for consideration for a General Plan Amendment from the "Commercial Manufacturing" to the "Regional Center Commercial" land use designation **and exemption from Footnote No. 2 of the Westlake Community Plan** for the site located at 1330 West Pico Boulevard and 1308-1346 South Albany Street.

Best,  
Johnny

On Mon, Dec 9, 2019 at 11:28 AM Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Johnny I'm back in the office now and available anytime before 2PM today.  
Gerald

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On Mon, Dec 9, 2019 at 9:52 AM Gerald Gubatan

<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Johnny I'm in back to back meetings today. If DCP would like to introduce an amendment, it is better to have the language in writing. Have you put any language together and if so can you forward Gerald

On Mon, Dec 9, 2019 at 8:34 AM Johnny Le <[johnny.le@lacity.org](mailto:johnny.le@lacity.org)> wrote:  
Good morning Gerald,

Are you available for a phone call this afternoon?  
We are available from 1-2 and 3-5 today.

Best,  
Johnny

On Sat, Dec 7, 2019 at 7:41 AM Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Johnny:

You mentioned DCP may have an additional amendment to the GPA Motion. FYI it is scheduled on the PLUM Committee Agenda next Tuesday. Can DCP coordinate the additional amendment and introduce at the staff level so the Committee can simply adopt the modification and Motion as amended? Can you advise what is the nature of the amendment? Can you let me know on Monday what is the nature of the amendment and coordinate so introducing and adopting the GPA change goes smoothly?

Thank you Gerald

On Fri, Aug 9, 2019 at 7:57 AM Heather Bleemers  
<[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)> wrote:

Hi Gerald,

My apologies for not getting this back to you last week. We will send it over today.

On Fri, Aug 9, 2019, 6:16 AM Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Heather I anticipate briefing the Council Member on various matters next week and would like to include an update on the GPA reinitiation Motion. If you could forward a copy by early next week, that would be ideal. Much appreciated, Gerald

On Mon, Jul 29, 2019 at 10:30 AM Heather Bleemers

<[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)> wrote:

Hi Gerald,

We will aim to get you something by the end of the week.

Best,



Heather Bleemers  
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On Mon, Jul 29, 2019 at 10:10 AM Gerald Gubatan

<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hello Planners - So I was wondering if DCP could provide a draft Council Motion sooner than later. Again thank you for the offer. The Council Member returns from Summer Recess this week and I would like to brief him on various items, including this one. Latter part of this week or early next week would be ideal, if at all possible. (We are considering initiating a study on the Transient-Occupancy Tax on a parallel track).

Thanks in advance, Gerald

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On Tue, Jul 23, 2019 at 5:05 PM Johnny Le

<[johnny.le@lacity.org](mailto:johnny.le@lacity.org)> wrote:

Hi Gerald,

Here is the dial-in number (605) 313-5558  
Access code: 244189

Best,  
Johnny

On Tue, Jul 23, 2019 at 5:00 PM Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

👍 Your the best senior city planner I've ever known!

Thanks.

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On Tue, Jul 23, 2019 at 4:59 PM Heather Bleemers  
<[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)> wrote:

Hi Gerald,

We will send out a conference number as part of the  
invitation. Looking forwarding to chatting with you.

Thank you!



Heather Bleemers  
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On Tue, Jul 23, 2019 at 4:31 PM Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

We will need to get one from ITA but they usually take

forever...

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On Tue, Jul 23, 2019 at 4:18 PM Johnny Le  
<[johnny.le@lacity.org](mailto:johnny.le@lacity.org)> wrote:

Hi Gerald,

No worries, thank you for the email.  
11 AM on Wednesday (7/24) works for us.  
If possible, could you provide us with a conference  
call number?  
Thanks!

Best,  
Johnny

On Tue, Jul 23, 2019 at 4:04 PM Gerald Gubatan  
<[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)> wrote:

Hello Johnny,

Sorry for the delayed response - I was out of the  
office for the last two weeks and the City Council  
is in a Recess.

I'm freed up on Wednesday 7/24/19 either 11am  
or 3pm, if you wanna call in?

Please let me know - I know Heather was also  
reaching out.

Gerald

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On Mon, Jul 22, 2019 at 11:48 AM Johnny Le  
<[johnny.le@lacity.org](mailto:johnny.le@lacity.org)> wrote:

Hi Gerald,

Just wanted to follow up with you again on your  
availability this week to talk about the 1330  
Pico project.  
Thanks!

Best,  
Johnny

On Fri, Jul 19, 2019 at 11:01 AM Johnny Le  
<[johnny.le@lacity.org](mailto:johnny.le@lacity.org)> wrote:

Hi Gerald,

I was wondering if we could set up a phone  
call to discuss the 1330 Pico project for next  
week.  
Please let me know what dates/times work for  
you.  
Thank you.

Best,  
Johnny

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